



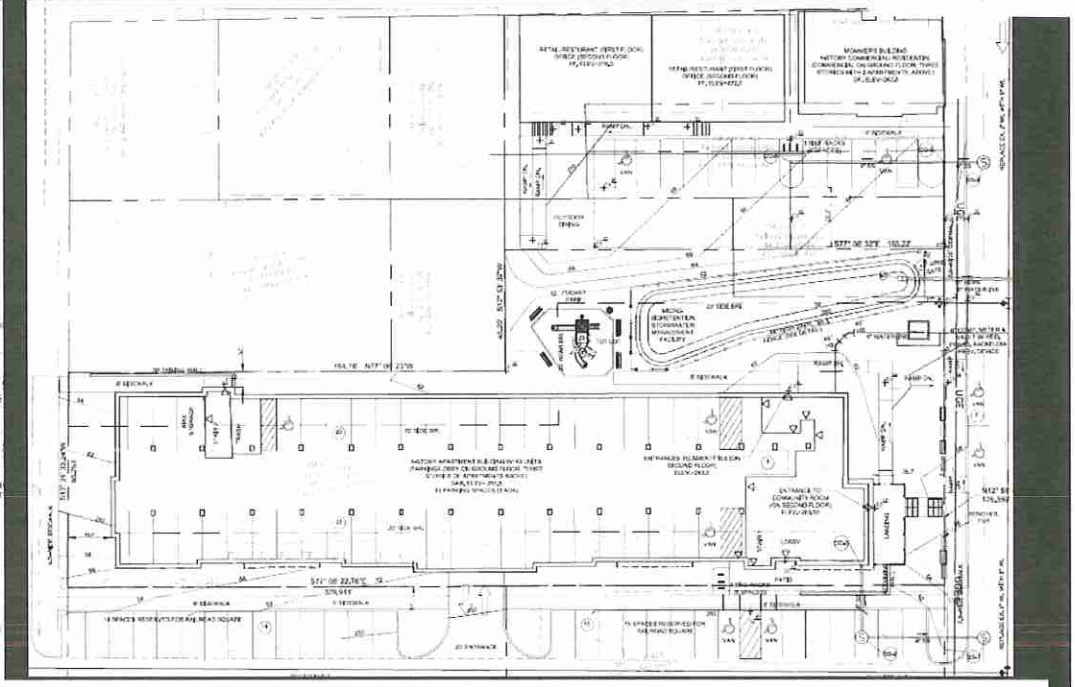
Railroad Square
Brunswick, MD





Agenda

- Updated Site Plan
- Updated building design
 - Apartment building
 - Meadows/Mommer's Building
 - Retail
- Historic update
- Parking Agreement



- Potomac buildings not as deep
- No loading ramp
- Parking area behind Potomac buildings
- Larger bioretention area

Design Evolution



Design 1



Design 2



Design 3



Apartment Building Feedback from February 16 Workshop

- Liked smaller footprint, more green space, lower height of Design 3
- Liked some of the “warehouse” look/simplicity of Design 2
- Design 3 was too “busy” with changes in materials and styles
- Incorporate design elements from historic buildings in Brunswick



Railroad View

- Same footprint/height as Design 3
- Less material changes and elevation changes
- Incorporate roof line of Karnes Building in 3 places
- Porch on side of building similar style to old YMCA Building
- "Railroad Square" signage



Maryland View

- Incorporate roof element from Karnes Building
- Incorporate muted color horizontal siding from Karnes Building
- Include “barn door” element of Karnes Building



Maple View

- Porch element to reflect YMCA Building
- Corner element incorporate elements of westbound tower
- Include green space, benches sidewalks, landscaping between building and Maple Avenue



Meadows Building

- Very little changes to exterior
- Color to be determined
- Try to remove front stairs and put door under existing porch



Potomac Street

- Replace 4 buildings with 2 buildings with 4 facades
- 2 floor levels makes space more marketable
- Retain same roof level and mid level molding
- Glass store front
- Similar upper floor windows



Potomac Street 2015 compare to proposed

Historic Review Process

- Maryland Historic Trust review process
 - Letter received confirming demolition is “adverse impact” to historic buildings
 - MHT and DHCD to host public input meeting with interested groups, probably virtual
 - Will develop proposed scope of work for mitigation
 - Common mitigation projects:
 - Salvage of architectural features
 - Positive preservation on other sites in the historic district
 - Public interpretation and MIHP documentation of the historic buildings prior to demolition
 - City of Brunswick will coordinate with MHT to broadcast public meeting, date to be determined

Parking Agreement

- Draft in process to be delivered to City by end of April
- Change from purchase to lease
- Change from RRS maintain lot/charge city prorata to City maintain lot/charge RRS prorata
- 22 spaces to be leased
- Initial lease payment proposed increase from \$100,000 to \$125,000
- One weekend per month lot/access to RRS garage closed, City provide exclusive use of nearby City lot (currently Virginia Ave lot)